

Harmony Township
Warren County, New Jersey
R:09-50

A Resolution Determining An Area In Need of Redevelopment

WHEREAS, the Township Committee of the Township of Harmony directed the Land Use Board by resolution dated April 7, 2009, to undertake a preliminary investigation to determine if the following properties meet the criteria established by law (*Local Redevelopment and Housing Law*) as being an *Area in Need of Redevelopment*, said properties being particularly as follows: Block 39, Lot 27; Block 39, Lot 4; Block 43, Lot 39; Block 43, Lot 38; Block 43, Lot 37; Block 43, Lot 7.01; Block 44, Lot 21; Block 44, Lot 21.01; Block 44, Lot 21.02; Block 44, Lot 26; Block 44, Lot 25; Block 44, Lot 24; Block 44, Lot 7; Block 44, Lot 5; Block 44, Lot 23; Block 44, Lot 23.01; Block 44, Lot 2 and Block 44, Lot 8; and, ("study area"), met the criteria for designation as an area in need of redevelopment pursuant to the Local Redevelopment and Housing Law, P.L. 1992, Chapter 79 (N.J.S.A. 40A:12A-1 et seq.); and

WHEREAS, the Harmony Township Land Use Board prepared a map of the study area and undertook a preliminary investigation in accordance with the requirements of N.J.S.A. 40A:12A-6 to determine whether the aforementioned properties exhibited one or more of the criteria specified in Section 5 of the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-5); and

WHEREAS, the Land Use Board conducted a public hearing on October 7, 2009, concerning this matter at which time the Planning Board provided an opportunity to hear all persons who were interested in or would be affected by the determination that the delineated area is a redevelopment area; and

WHEREAS, at the public hearing the Planning Board reviewed the findings of the Redevelopment Study and Preliminary Investigation Report prepared by T&M Associates, dated September 16, 2009, and heard testimony from the professional planner who prepared the report; and

WHEREAS, the Planning Board by an affirmative vote of its members has recommended that the Township Committee designate the properties within the study area in need of redevelopment; and

WHEREAS, the Township Committee has received and considered the recommendation from the Land Use Board that the following properties within the study area be deemed in need of redevelopment:

Block 39, Lot 27;
Block 43, Lot 38;
Block 43, Lot 39;
Block 44, Lot 21.01;

Block 44, Lot 23.01;
Block 44, Lot 24; and
Block 44, Lot 26; and

WHEREAS, the Township Committee agrees with the findings of the Land Use Board that the aforementioned properties meet one or more of the criteria set forth in Section 5 of the Local Redevelopment and Housing Law and may be designated in need of redevelopment pursuant to the requirements and procedures of that Act.

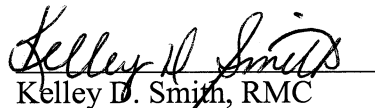
WHEREAS, the Land Use Board also has made a recommendation that Block 39, Lot 4 does not meet the statutory criteria, but is necessary for the effective redevelopment of the area in order to provide access to an adjoining property in the redevelopment area; and

WHEREAS, the Township Committee agrees with the findings of the Land Use Board that the aforementioned is necessary for the effective redevelopment of the area.

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Harmony in the County of Warren, New Jersey, finds that the following properties being particularly as follows: Block 39, Lot 27; Block 43, Lot 38; Block 43, Lot 39; Block 44, Lot 21.01; Block 44, Lot 23.01; Block 44, Lot 24 and Block 44, Lot 26, as well as Block 39, Lot 4 (being necessary for the effective redevelopment of the area); constitute an area in need of redevelopment pursuant to the criteria in the Local Redevelopment and Housing Law and designates such area in need of redevelopment.

BE IT FURTHER RESOLVED, that the Township Clerk shall deliver a copy of this adopted Resolution, signed and sealed, to the Commissioner of the N.J. Department of Community Affairs pursuant to the requirements of N.J.S.A. 40A:12A-6b(5).

I, Kelley Smith, Municipal Clerk of the Township of Harmony, Warren County, New Jersey, **DO HEREBY CERTIFY** the foregoing to be a true and exact copy of the Resolution which was adopted by the Township Committee at a meeting held on the 1st day of December 2009.


Kelley D. Smith, RMC